



# CITY OF LODI

## COUNCIL COMMUNICATION

**AGENDA TITLE:** Approval to Waive a Requirement of the City Public Improvement Design Standards for On-site Turn-arounds for Lots 1-14 and 20-24 of Lodi West, Unit No. 1.

**MEETING DATE:** August 3, 1994

**PREPARED BY:** Community Development Director

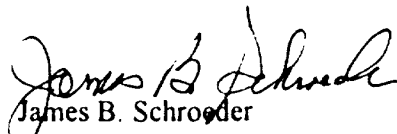
**RECOMMENDED ACTION:** The Planning Commission recommends that the City Council give approval to waive a requirement of the City Public Improvement Design Standards for on-site turn-around for Lots 1-14 and 20-24 of Lodi West, Unit No. 1

**BACKGROUND INFORMATION:** In Late May Ben Schaffer, agent for Robert Batch, the developer of Lodi West Subdivision, corresponded with the Planning Commission and requested that the Lodi West conditions of approval be modified to eliminate the condition whereby lot owners are required to provide a turn-around on-site and are not permitted to back directly into the street. Specifically, the lots were 1-24 which face West Elm Street between Lower Sacramento Road and Evergreen Drive.

At the Planning Commission meeting of July 11, 1994 it was determined that the on-site turn-arounds were not a condition of the tentative map, but rather a requirement of the City Public Improvement Design Standards. Only the City Council can modify or waive the Design Standards.

The Planning Commission heard the request and recommended that the City Council waive the turn-around requirements on Lots 1-14 and 20-24. The Commission felt the requirement should remain on Lots 15-19 because of their proximity to Lower Sacramento Road and its frontage road.

**FUNDING:** None required.

  
James B. Schroeder  
Community Development Director

JBS/ck  
Attachments

APPROVED



THOMAS A. PETERSON  
City Manager



recycled paper

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May 31, 1994

Mr. Craig Rasmussen, Chairman  
Lodi City Plan Commission  
221 W. Pine St.  
Lodi, CA 95240

Re: Lodi West Development

Dear Mr. Rasmussen,

We request a change of the Lodi West Conditions of Approval, whereby lot owners are required to turn around on their own lot and not back out on the street on those lots facing Elm Street. This condition affects Lots 1 thru 24 of Lodi West Unit No. 1. We sell lots to individual buyers and contractors, we do not build homes. We have run into total resistance from buyers to purchase these lots, due to the condition requiring turnarounds on their lot. These lots are all over 8,000 square feet and provide quality building sites.

This location on Elm Street is the very West end of Elm Street due to the park basin and the Woodbridge irrigation canal bordering this development. Elm Street on this development has been reduced from 80' to 60' wide. While Elm Street is designed as a collector street in Lodi, this portion is the beginning of the collector system. It is our belief that normal backing out of your driveway would not create a more than normal hazard than any other development.

It is our hope that the planning commission will approve this request.

Respectfully submitted,

  
Ben Schaffer

cc: Jim Schroeder  
Robert Batch  
Glen Baumbach



**MEMORANDUM, City of Lodi, Public Works Department**

**To:** Community Development Director  
**From:** City Engineer  
**Date:** July 7, 1994  
**Subject:** Lodi West Subdivision - Elm Street Turnarounds

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Public Works staff has reviewed the developer's request to eliminate the tentative map condition to provide circular or hammerhead driveways on Elm Street west of Lower Sacramento Road.


Elm Street west of Lower Sacramento Road is designated in the Street Master Plan as a major collector which calls for two travel lanes (one in each direction) and a continuous left-turn lane. The street is designed with additional width just west of Lower Sacramento Road to accommodate four travel lanes and a left-turn lane at the traffic signal (see Exhibit A). The additional lanes will not be installed until development on the south side is completed or when traffic volumes increase.

This exiting condition is based on the requirement in the City's Design Standards (Section 1.301) for arterials and major collectors and is intended to allow the residents room to turn around on site before entering the street rather than back out onto the street. City staff has received various complaints regarding the difficulty of backing out of residential driveways onto high-volume streets. It is especially difficult when backing over a left-turn lane.

Since the lots on Elm Street are located across from a school site, down the street from one of the larger City park sites, and on the major street accessing three large residential subdivisions, staff felt circular driveways or turnarounds on adjacent lots would be a benefit for residents living on this street. However, estimated traffic volumes for this segment of Elm Street are well below the design capacity for a major collector street (10,000 to 14,000 vehicles per day).

Staff feels that the lots on this street are good candidates to have circular driveways or turnarounds; but, due to our limited resources, a detailed analysis has not been performed on predicting peak volumes or studying accident problems on similar streets. If the Planning Commission wishes to further consider this request, they could require the developer to pay for a traffic consultant to perform a more detailed analysis.

Finally, should the Commission wish to remove the condition, it should be done as a recommendation to the City Council since this requirement is clearly spelled out in the City Public Improvement Design Standards which were adopted by Council resolution.

  
Richard C. Prima, Jr.  
City Engineer

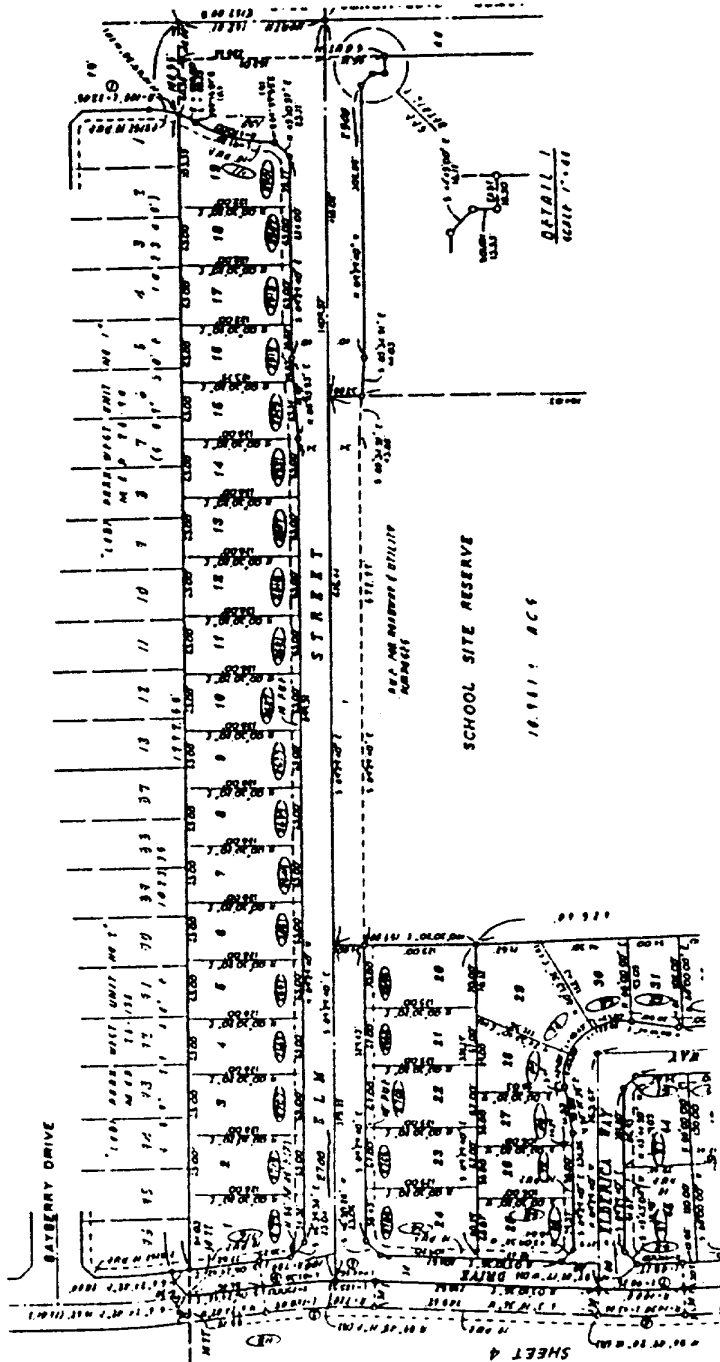
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CITY OF LODI

ELM STREET

West of Lower Sacramento Road



CITY COUNCIL

JACK A. SIEGLOCK, Mayor  
STEPHEN J. MANN  
Mayor Pro Tempore  
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PHILLIP A. PENNINO  
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CITY OF LODI

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THOMAS A. PETERSON  
City Manager  
JENNIFER M. PERRIN  
City Clerk  
BOB McNATT  
City Attorney

July 14 1994

Mr. Ben Schaffer  
c/o Schaffer, Suess and Boyd, Realtors  
P.O. Box 667  
Lodi, CA 95241

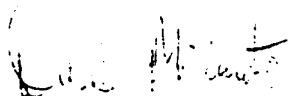
Dear Ben:

RE: Removal of Tentative Map Conditions  
Lots 1-24, Lodi West, Unit No. 1

The Lodi City Planning Commission, at its meeting of July 11, 1994 reviewed your request on behalf of Robert Batch to eliminate the condition of approval of Lodi West which requires owners of Lots 1-24 to provide on-site turn-arounds. Following a discussion on this matter, the Planning Commission determined that they would recommend to the City Council that the City waive the requirements of the City Public Works Design Standards requiring on-site turn-arounds for Lots 1-14 and Lots 20-24 of Lodi West Unit No. 1. Further, the Planning Commission will recommend that the City retain the requirement for the on-site turn-arounds for Lots 15-19 of Lodi West Unit No. 1. This recommendation will be forwarded to the City Council for their final action.

Please contact this office if there are any questions regarding this matter.

Sincerely,



DAVID MORIMOTO, AICP  
Senior Planner

cc: Baumbach & Piazza, Inc.